137.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,248,300 / 1,248,300
					USE VALUE:	1,248,300 / 1,248,300
					ASSESSED:	1,248,300 / 1,248,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG WEI-PING
Owner 2:	ZHOU YU-LAN
Owner 3:	
Street 1:	20 BRUNSWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,683 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Brick Veneer Exterior and 3483 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8683.000	635,900		612,400	1,248,300
Total Card	0.199	635,900		612,400	1,248,300
Total Parcel	0.199	635,900		612,400	1,248,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.40 | /Parcel: 358.4

Legal Description

User Acct 87881

GIS Ref

GIS Ref

Insp Date 09/29/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137.0-0002-0004.0

!10609!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	635,500	0	8,683.	612,400	1,247,900	1,247,900	Year End Roll	12/18/2019
2019	101	FV	472,200	0	8,683.	646,500	1,118,700	1,118,700	Year End Roll	1/3/2019
2018	101	FV	471,100	0	8,683.	476,300	947,400	947,400	Year End Roll	12/20/2017
2017	101	FV	471,100	0	8,683.	455,900	927,000	927,000	Year End Roll	1/3/2017
2016	101	FV	471,100	0	8,683.	421,900	893,000	893,000	Year End	1/4/2016
2015	101	FV	452,400	0	8,683.	353,900	806,300	806,300	Year End Roll	12/11/2014
2014	101	FV	452,400	0	8,683.	345,700	798,100	798,100	Year End Roll	12/16/2013
2013	101	FV	452,400	0	8,683.	329,400	781,800	781,800		12/13/2012

PRINT

Date	Time
12/11/20	00:53:55

LAST REV

Date	Time
12/26/19	17:37:21
apro	
10609	

USER DEFINED

Prior Id # 1:	87881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EARLS MARGARET	25902-254		12/18/1995		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1413	Solar Pa	1,000					
6/10/2019	842	Solar Pa	7,000	C				
2/9/2006	89	Addition	152,000	C		G7	GR FY07	ADD SFL AND STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Meas/Inspect	HS	Hanne S
11/21/2008	Meas/Inspect	355	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Missed Appt.	263	PATRIOT
11/5/1999	Measured	263	PATRIOT
9/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8683		Sq. Ft.	Site		0	90.	0.78	10									612,438						612,400	

Total AC/HA: 0.19933 | Total SF/SM: 8683 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 612,438 | Spl Credit | Total: 612,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01984859
Const Adj.:	1.03514993
Adj $ / SQ:	131.962
Other Features:	135500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666537
Depreciation:	30661
Depreciated Total:	635877

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

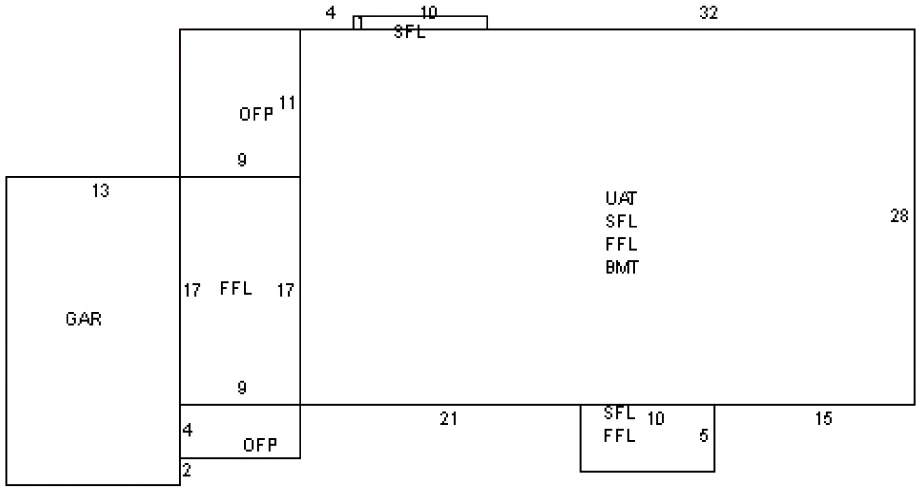
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.16
Special Features:	0	Val/Su Net:	130.23
Final Total:	635900	Val/Su SzAd	223.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,491	131.960	196,755
SFL	Second Floor	1,348	131.960	177,885
BMT	Basement	1,288	52.450	67,562
UAT	Upper Attic	322	52.780	16,997
GAR	Garage	299	24.180	7,231
OFP	Open Porch	135	29.730	4,014

Net Sketched Area:	4,883			Total:	470,444
Size Ad	2839	Gross Are	5849	FinArea	3483

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	